

Mags Barrow

West Parley, BH22 8PD





“An extremely versatile extended bungalow set within a well proportioned plot at the head of a popular cul de sac with no chain”

FREEHOLD PRICE £560,000

This traditional bungalow has been extended to one side of the original garage to provide flexible living space that could provide a self contained annexe.

The accommodation comprises four bedrooms serviced by a main bathroom and two shower rooms, a spacious living/dining room to a double glazed conservatory, fitted kitchen adjacent to bedroom four/possible dining room with a further inner hall to a bedroom with an en suite that could form the annexe. Other benefits include a 1 year old gas combination boiler to radiator heating, double glazing, convenient lobby to the spacious hallway with ample storage and a partially converted garage with automated roller door and separate hobbies room. There is exceptional driveway parking for numerous vehicles including storage of a motorhome and a delightful secluded rear garden with elevated patio, summerhouse and level lawn.

The property is situated in an extremely convenient location between West Parley and Ferndown with local convenience stores, Post Office, access to Bournemouth Airport and the A31 commuter routes.

- The front door is situated to the far left of the property with a double glazed door and window to the convenient porch with the original timber glazed front door and original glazed panels to the entrance hall
- **Entrance hall** with a double glazed window to the side aspect, doors to storage cupboards, cloaks cupboard with hanging space and further door to the airing cupboard with slatted shelving, original opaque glazed panelling and door to the lounge/dining room
- Spacious **living/dining room** with double glazed window and double glazed bi-folding doors that gives access to the conservatory providing views over the rear garden, centrally positioned original tiled mantle, hearth and backdrop with inset gas flame effect fire
- Superbly positioned **conservatory** with elevated views of the garden, double glazed windows to both side aspects and the rear, double glazed French doors giving access to the garden with steps down to the raised patio
- Fitted **kitchen** comprising range of base and wall mounted units with adjoining worktops, 1.5 bowl sink unit with mixer taps and double glazed window above overlooking the garden, tiled splashbacks and flooring, space and plumbing for washing machine and slimline dishwasher, tall standing fridge freezer, recess chimney breast area comprising a fitted Range cooker with two 4 ring gas hobs and two extractors above, door to cupboard housing Worcester gas combination boiler, glazed door to additional reception room
- **Bedroom four** which is currently being used as a dining room with a double glazed window to the rear aspect and door giving access to the rear garden, door to shower room, door to inner hallway
- **En suite shower room** with fitted dual width shower cubicle, tiled splashbacks and flooring, vanity unit, wash hand basin and WC, integrated skylight
- **Inner hallway** which provides a versatile bedroom and en suite set up which in turn leads to a partitioned area to the rear of the extended garage
- **Bedroom one** with a double glazed window to the front aspect
- **En suite shower room** comprising shower cubicle, wall mounted shower unit with overhead rainfall shower, vanity unit with Monobloc sink unit with mixer taps, WC, heated towel rail, extractor fan
- Adjacent additional **hobby room/study** which could form part of an annexe set up with the bedroom and shower room as it has a double glazed and window and door to the garden and a further door to the partitioned area of the garage
- **Bedroom two** has a double glazed window to the front aspect
- **Bedroom three** has a double glazed window to the front aspect
- **Bathroom** with matching white suite comprising panelled bath with mixer taps and shower attachment, vanity unit with wash hand basin ,opaque double glazed window, hatch to loft
- **Cloakroom** with WC and wash hand basin, wood laminate flooring, double glazed window, extractor fan

COUNCIL TAX BAND: E

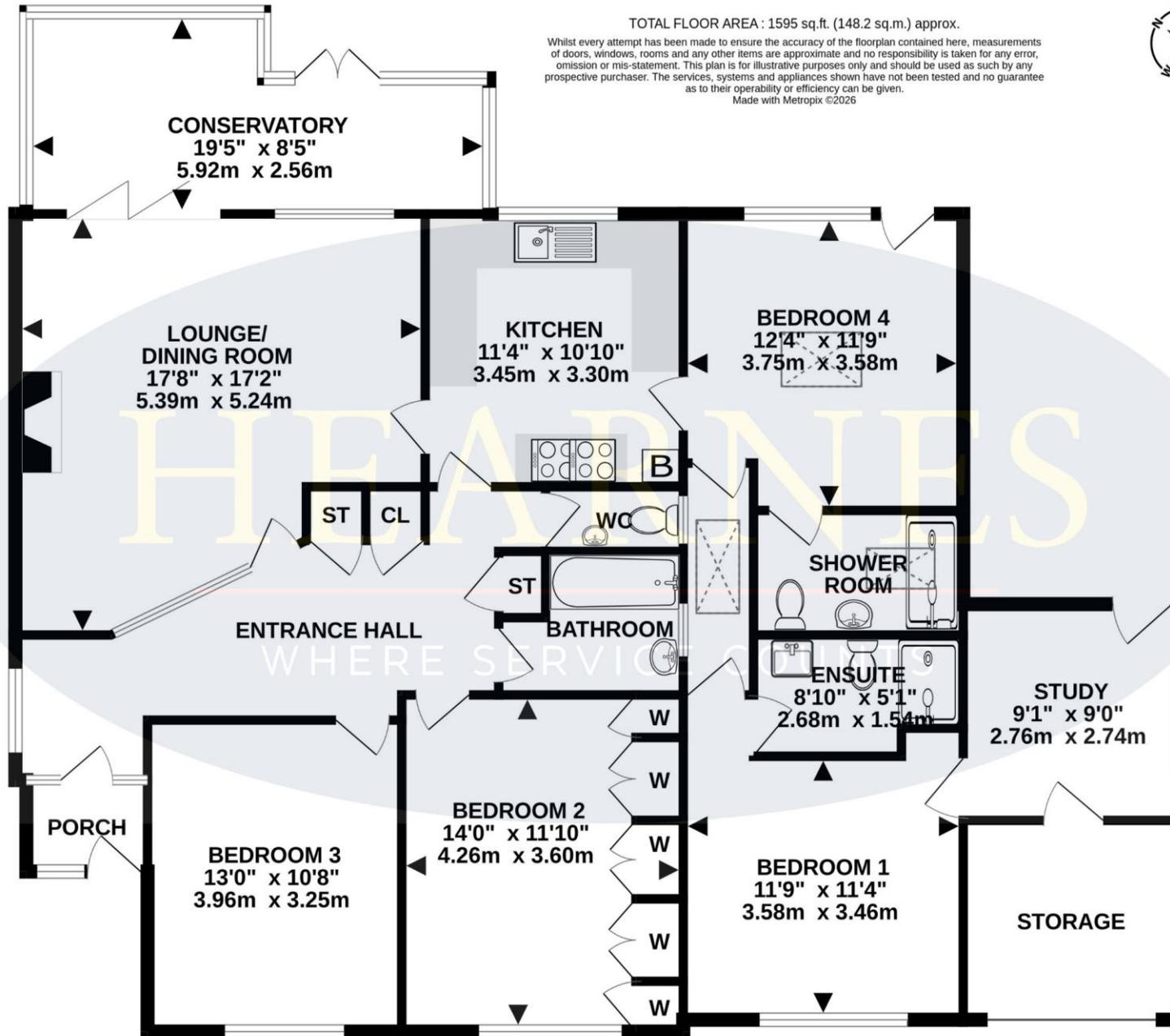
EPC RATING: D





TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

- The **rear garden** measures approximately 75' in length is extremely private with a secluded mature backdrop and is enclosed by timber fencing and brick rendered wall. There is a an elevated patio area, level lawn, timber summerhouse and a paved section for a greenhouse
- The front **driveway** with a pavia strip provides off road parking for several vehicles and leads to the former garage. Gated access to a side courtyard leading to the rear garden
- Former **garage** has an up and over electric roller door, internal power and lighting and door to the study. This forms part of the recent extension and could be converted back to a full length garage



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